



**M A S O N S**  
EST. 1850

7 WOOLPACK MEADOWS,  
NORTH SOMERCOTES,  
NR. LOUTH, LN11 7QG



## ABOUT 7 WOOLPACK MEADOWS

An excellent detached 3 bedroomed bungalow with immaculate accommodation and gardens, integral garage, central heating system, uPVC double-glazing, smart refitted kitchen and ensuite shower room to bedroom 1, upgraded bathroom, lounge with log-burning stove, good size integral garage, gazebo, potting shed and kitchen garden. Superb throughout and close to the village centre amenities.

### Directions

Entering North Somercotes on the A1031 road from the north, proceed along Conisholme Road and at the Axe and Cleaver public house, carry straight on through the village. Continue through the shopping centre, go past the left turning into Churchill Road and then look for and take the left turning into Woolpack Meadows. Follow the road for just a short distance and take the block-paved driveway on the left where number 7 will be found on the left side.

### The Property

This well designed and surprisingly spacious detached bungalow is understood to have been constructed in 2004 and has brick-faced principal external walls with contrasting blue brick plinth and decorative string courses beneath a pitched and hipped timber roof structure, with a small projecting front gable, all covered in concrete tiles.

The property has uPVC double-glazed Multi-pane effect windows and matching uPVC fascias, whilst heating is by an oil-fired combination central heating boiler positioned in the garage. Most windows have roller blinds and many are of "day and night" type. The present owners have also had a cast-iron log-burning stove installed to the lounge fireplace and there are log stores to the side of the bungalow. The kitchen has been re-fitted with a comprehensive range of contemporary units and appliances. There is also a re-fitted modern shower room ensuite to the main bedroom and the bathroom has been upgraded.



01507 350500

MOVEWITHMASON.CO.UK





## ABOUT 7 WOOLPACK MEADOWS

The property has an excellent room layout as shown on the floor plan, with the potential (if a garage is not required for a vehicle) to convert the integral garage and open this to the adjoining kitchen in order to create a spacious living/dining kitchen, subject to obtaining any necessary consents from the local authority.

The gardens are impressive and extend around all four sides with a sheltered gazebo at the rear, garden shed to one side, productive kitchen garden on the opposite side with a small greenhouse and a block driveway for parking plus an addition parking space in the front garden.

A more detailed account of the accommodation is provided as follows:





# 7 WOOLPACK MEADOWS, NORTH SOMERCOTES, NR. LOUTH, LN11 7QG

## Accommodation

*(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)*

The main approach to the bungalow is over a gently sloping block-paved pathway from the driveway, leading to a:

## Recessed Porch

With an arched, modern wall light at the side, weatherproof external power point below, white uPVC high-gloss panelled ceiling and a part-glazed (double-glazed) front door with window adjacent to the:

## Entrance Hall

A really good size and U-shaped overall. Radiator with oak shelf over, coved ceiling with smoke alarm and trap access to the roof void which has a good size boarded area for storage purposes, together with shelving and electric light. Central heating thermostat and white six-panel doors leading off to the accommodation. Matching door to a built-in airing cupboard with radiator and deep, slatted linen shelves and matching double doors to a large cloaks cupboard with electric light, clothes rail and shelf over.

## Lounge

A cosy room with an attractive natural brick recessed fireplace having a deep slate hearth and inset cast iron, log-burning stove with a suspended oak beam mantel over. Radiator, coved ceiling, front window with roller blind and wiring for a wall-mounted TV. Oak corner display shelf and further TV aerial point to the corner of the room.







### **Breakfast Kitchen**

Superbly refitted with an extensive range of built-in units finished in high gloss “pebble” while the walls have been painted in Egyptian Cotton. There are extensive base cupboard units and a drawer unit with deep pan drawers, marble-effect work surfaces over and attractive Metro style ceramic tile splashbacks with a pale green, high-gloss finish. Matching range of wall cupboard units with downlighters beneath and LED strip uplighters over. A tall unit houses the Zanussi fan-assisted double oven with glazed doors, grill to the upper oven, digital display and cupboards both above and below. Separate Zanussi black ceramic glass hob with cooker hood over, having two downlighters. Integrated faced fridge-freezer and AEG full-size dishwasher.

The work surfaces extend to form a breakfast bar with a radiator beneath and there is a wine store adjacent. There is an excellent white ceramic, one and a half bowl, single drainer sink unit with a chrome, swan-neck lever tap over and to the rear is a wide window with roller blind presenting views across the garden. Vinyl tile-effect floor covering and 15 pane glazed door to the:



### **Utility Room**

Fitted with base and wall units, finished in grey with marble style panels complementing the units in the kitchen and having stainless steel handles. There are base cupboards and a drawer, roll-edge worksurface with ceramic tile splashbacks complementing those of the kitchen and matching wall cupboards. Space with plumbing for washing machine, radiator with shelf over in grey, digital programmer for the central heating system and vinyl tile-effect floor covering as in the kitchen. Three spotlights to ceiling fitting, extractor fan, part-glazed (double-glazed) door to the rear garden and six panel internal door to the integral garage.



### **Bedroom 1 (rear)**

A double bedroom with rear window facing the main garden area and having roller blind fitted. Radiator, wiring/sockets for wall-mounted TV and six-panel connecting door to the:

### **En Suite Shower Room**

Newly fitted with an attractive modern suite comprising a glazed and ceramic-tiled shower cubicle with a Triton electric shower unit, handset and rail, together with sliding glazed door; white low-level, dual-flush WC and white, shaped vanity wash hand basin with lever mixer tap over a pale grey, high-gloss double base cupboard. Side window with ceramic-tiled sill, chrome ladder-style radiator/heated towel rail, extractor fan and ceramic-tiled floor. Three LED spotlights to ceiling fitting.

### **Bedroom 2 (front)**

L-shaped and a double bedroom with radiator, front window overlooking the approach to the bungalow and fitted with a roller blind.

### **Bedroom 3 (rear)**

A further double bedroom or good size single bedroom which is presently used as a dining room by the present owners. Radiator with roller blind and rear window.

### **Bathroom**

Refurbished and fitted with a white suite comprising panelled bath with two grips and shower fittings to the chrome mixer tap, low-level, dual-flush WC and pedestal wash hand basin with lever mixer tap. Chrome ladder style radiator/heated towel rail, ceramic-tiled floor and part ceramic-tiled walls extending to full height around the bath. Tall mirror-fronted cabinet, four LED spotlights to ceiling fitting, side window with tiled sill and roller blind. Stainless steel towel shelves to one side of the bath.







01507 350500

MOVEWITHMASON.CO.UK





### **Outside**

At the front of the bungalow, a block-paved driveway provides parking space with shrubbery bed and gravel border adjacent, whilst also giving access to the:

### **Integral Garage**

An excellent size with good width in comparison to many garages and within the main structure of the bungalow, thereby providing potential for conversion into additional accommodation should the purchaser require, subject to planning/building regulation consent. The internal block walls are colour washed in white and there is a double-glazed window on the side elevation with access at the front through an up and over door. Long, sturdy bench to one side, ample wall shelving, many power points, strip light and electricity consumer unit with MCBs. To the corner is the Warmflow oil-fired combination central heating boiler with a wall-mounted softener above.

### **Gardens**

At the front of the bungalow, there is a garden with an additional parking area formed in gravel with block paving and surrounded by well-stocked flower beds, ornamental trees, roses and a flagstone pathway leading across the front of the bungalow to the screen door into the kitchen garden. There is a modern, arched LED light over the number plaque to the front wall and there are weatherproof double power points at low level to the front wall of the bungalow and at high level by the garage door. To the left side, screen fencing with a complimentary ledged and braced door opens into the side garden which is block paved providing storage space for wheelie bins and there is an attractive timber garden shed with windows, power points, internal shelving, electric light with outside switch and external power points. Timber built log stores with roofing, wall sensor light and water butt from the shed roof. Adjacent is the modern oil storage tank by Triton with 1,200 litre capacity. This garden area is enclosed by timber fencing and is open at the rear into the main formal rear garden.





To the rear of the bungalow, the garden is laid to lawn surrounding a superb timber pillared gazebo with flagstone base, polycarbonate roof and trellis work with climbing plants trained over. Surrounding the lawn there are flower beds and borders with an excellent variety of ornamental trees, shrubs and bushes, together with a rockery to the corner. There is also an attractive` painted garden seat with shaped roof over, trellis work and a light pink flowering clematis Montana growing over. Rear outside tap.

There is a spacious kitchen garden to the side of the bungalow with netting around raised, timber-lined growing beds, a wall sensor light, LED floodlight and flag-paved pathways leading around. To one corner there are fruit canes and there is a very productive strawberry bed in a raised timber surround. Polycarbonate greenhouse with water butt and two ornamental trees.External weatherproof double power point and as previously mentioned, a ledged and braced screen door from the front garden.







01507 350500

MOVEWITHMASON.CO.UK



**Viewing:** Strictly by prior appointment through the selling agent.

### **Location**

North Somercotes is a larger than average village in the coastal area of Lincolnshire and has a number of local shops, a post office, two public houses, schools, take-away food shops, butchers, restaurant, playing fields with pavilion and bowls club, church and village hall. There are some pleasant walks nearby whilst the beach and coastal pathways are less than 1.5 miles away. There is a holiday park on the south side of the village with fishing lake, tennis courts, snooker room, bars and walks through pine woodland. Louth market town is approximately 10 miles. away.

### **General Information**

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.



01507 350500

MOVEWITHMASONSON.CO.UK

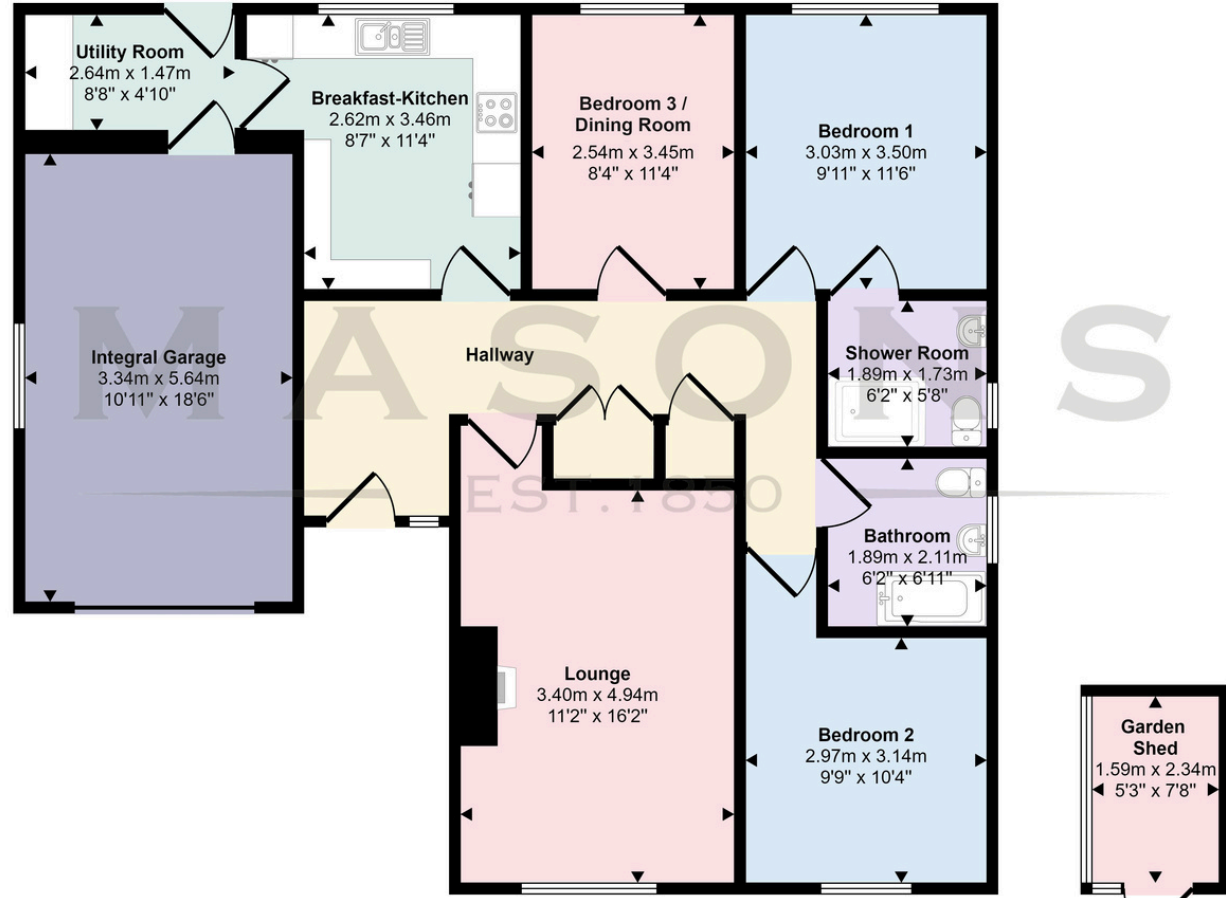
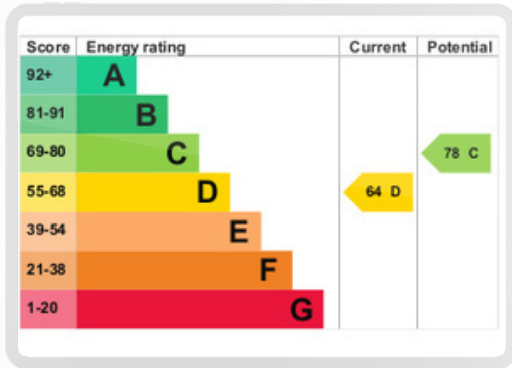


Approx Gross Internal Area  
114 sq m / 1224 sq ft



# FLOORPLAN AND EPC GRAPH

(NB – the EPC was created prior to installation of the log burner in the lounge)



Floorplan  
Approx 110 sq m / 1184 sq ft

Garden Shed  
Approx 4 sq m / 40 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

**MASONS**  
EST. 1850

